



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, September 10, 2012
6:30 p.m., City Hall Council Chamber
425 South Mission Drive

CALL TO ORDER 6:30 p.m.

**PLEDGE OF
ALLEGIANCE**

**ROLL CALL OF
MEMBERS** **CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND
COMMISSIONERS ADKINS, KIMBROUGH, AND ZAWODNY**

**APPROVAL OF
MINUTES** **Minutes of the Planning Commission Regular Meeting on July
9, 2012**
**Minutes of the Joint Special Meeting with the Design Review
Commission on July 30, 2012**

**PUBLIC
COMMENT** **Pursuant to Government Code Section 54954.3, this is the time
approved for members of the public to address the Planning
Commission on items of interest that are within the subject
matter jurisdiction of the Planning Commission of the City of
San Gabriel. The Commission cannot take action on such
comment but may put an item on a future agenda.**

EXPLANATION OF PUBLIC HEARING PROCEDURES

Pursuant to Government Code Section 65009 (b), if these matters are subsequently challenged in Court, the challenge may be limited to only those issues raised in the public hearing described in this notice, or in written correspondence delivered to the City of San Gabriel at, or prior to, the public hearings. Please limit your remarks to no longer than five minutes.

PUBLIC HEARING ITEMS:

1. **929 Abbot Ave.**
Planning Case No. PL-12-023 (Conditional Use Permit)
Applicant: Danny Reynoso (Reynoso Design Studio)

PROJECT DESCRIPTION: The applicant proposes to construct a new 700 square foot garage with a 580 square foot 2-bedroom second residential unit and 184 square foot balcony above it. A Conditional Use Permit is required for the second residential unit on the second floor per Section 153.047(I(10)) of the San Gabriel Municipal Code.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15303, Class 3 (New Construction of Small Structures).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case PL-12-023, subject to the recommended conditions of approval.

Fang-zhou Zhou
Assistant Planner

2. **1045 E. Valley Blvd. #A208**
Planning Case No. PL-12-043 (Conditional Use Permit)
Applicant: Chaobin Gao (E-Game)

PROJECT DESCRIPTION: The applicant is asking for a Conditional Use Permit to allow an internet café in an existing commercial center in the MU-C (Mixed-Use Corridor) zone within the boundaries of the Valley Boulevard Specific Plan. Sections 116.028 and 153.151 of the San Gabriel Municipal Code require the approval of a conditional use permit for operation of game arcades.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case PL-12-043, subject to the recommended conditions of approval.

Fang-zhou Zhou
Assistant Planner

3. Energy Action Plan

PROJECT DESCRIPTION: The City of San Gabriel is working in partnership with Southern California Edison (SCE), the San Gabriel Valley Council of Governments (SGVCOG) and project consultant PMC to develop its Energy Action Plan in response to state legislation. The Planning Commission recommended that the City Council adopt the Municipal Energy Action Plan on June 11. This portion of the EAP was adopted by Council on September 4, 2012. In August, PMC presented the City with a draft EAP which addresses both communitywide and municipal energy use. The complete EAP is now being presented to the Planning Commission to review, revise, and recommend for or against adoption by the City Council.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15308, Class 8 (actions by regulatory agencies for protection of the environment) and Section 15301 Existing Facilities, Class 1 (operation, repair, maintenance, or minor alteration of existing public structures, facilities, and mechanical equipment).

RECOMMENDATION: The Planning Commission review, revise, and **APPROVE** the Energy Action Plan and **RECOMMEND** the policy to City Council.

Fang-zhou Zhou
Assistant Planner

STAFF ITEMS:

4. Update and Discussion on Greening the Code

PROJECT DESCRIPTION: Since the last Planning Commission meeting, staff received a Code Analysis and Assessment Report from project consultant Dyett & Bhatia that identifies key issues and recommendations for greening the City's code. The content of this report was presented at a community workshop on July 30. Input received at the workshop helped staff assemble a complete list of recommended green code changes. The staff have recommended priorities for implementation.

RECOMMENDATION: Review staff recommendations and discuss.

Carol Barrett, FAICP
Planning Manager

5. Update and Discussion on Hotel Development Standards and the Valley Boulevard Specific Plan Amendments

PROJECT DESCRIPTION: Staff is proposing amendments to the Valley Boulevard Neighborhoods Sustainability Plan including comprehensive development standards for hotels. The intent of the changes is to facilitate development and to make revisions to

the plan reflecting six years of experience with plan implementation. Staff will bring Code language forward at a future meeting.

RECOMMENDATION: Review and discuss.

**Mark Gallatin, AICP
City Planner**

6. Update and Discussion on Zoning Quick Wins

PROJECT DESCRIPTION: The Business Friendly Action Plan recommended, among other things, providing additional discretion to staff to expedite applicant requests. Items expedited at the staff level may also reduce community engagement which is also a municipal priority. Alternatives for increasing staff discretion will be presented in general terms. Several housekeeping items will also be included. Staff will bring Code language forward at a future meeting.

RECOMMENDATION: Discuss and recommend to staff which alternatives should be drafted as Code language.

**Carol Barrett, FAICP
Planning Manager**

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON October 8, 2012 AT 6:30 P.M. AT CITY HALL, 425 SOUTH MISSION DRIVE, SECOND FLOOR, SAN GABRIEL, CA.

AVAILABILITY OF REPORTS: Staff reports are available for public inspection in the Planning Division office of City Hall, during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 6:30 p.m. Tuesdays; Telephone (626) 308-2806, Press 4. The agenda and staff reports are also available on the City's website and can be downloaded at the following address:

<http://www.sangabrielcity.com/cityservices/communitydev/planagendas.shtml>.

ACCESS FOR THE DISABLED: City Hall is accessible to the disabled. Audio devices for the hearing impaired are available from the planning staff during each meeting.

APPEAL PERIOD: All decisions made by the Planning Commission and the Design Review Commission may be appealed to the City Council within (10) business days of the decision by filing a letter with the City Clerk and paying an appeal fee of \$790. If no appeal is filed, decisions are final (except for legislative

actions that are recommendations to the City Council).

POSTING: I declare under penalty of perjury that I am employed by the City of San Gabriel in the Community Development Department; and that I posted this notice at City Hall, Fire Department Headquarters and at the US Post Office on Wednesday, September 5, 2012.

Date

Carol D. Barrett, FAICP, Planning Manager

f/community development/planning/planning division/planning commission/PC agendas/2012/Planning Commission Agenda.9.10.12